

EXHIBIT “1”

From: Russell Nype <rnype@revenueplus.tv>
Sent: Monday, April 20, 2020 4:36 PM
To: John W. Muije; shelley@trusteekrohn.com
Cc: Jacob Houmand; Lenard Schwartz; Bradley G. Sims; Las Vegas Land Clio Email Address
Subject: Re: LVLP; Wink One LLC; RTC Parcel, Las Vegas, NV

Mr. Houmand,

Both Mr. Muije and Mr. Schwartz have written you that speaking to me directly is appropriate. Hence my calls and writings.

I do expect you to call me, please to discuss what I believe to continue to be missing.

I also do not want you to hire Colliers, if even needed, until we discuss what services are expected from them and an appropriate fee as I have written you. My 30 years might guide you?

I know Mr. Schwartz has asked you to send him any "proposed" relationship with Colliers for review. To my knowledge nothing has been sent to Mr. Schwartz?

To pay a brokerage fee when the assignment is to negotiate with an identified buyer is inappropriate as I have tried to explain in a number of emails today. We might consider paying a negotiators fee, if necessary, which is significantly less than a brokers fee as the party (s) have been identified.

I hope you will call me today.

Russell Nype
917-327-7836

Sent from my iPad